

BK 0464 PG 0078

STATE MS.-DE SOTO CO.

JAN 30 8 51 AM '04

TNB # 853416
A. R. Yow (FHA)

TRUSTEE'S DEED

464 PG 78
CH. CLK.

WHEREAS, on April 28, 1998, Anthony R. Yow, an unmarried man executed a Deed of Trust to James C. Hardy, as Trustee for Mortgage Guaranty Corporation, Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 993 Page 438;

WHEREAS, on April 28, 1998, said Deed of Trust was assigned to Trustmark National Bank, as recorded in Book 993 Page 445;

WHEREAS, on November 25, 2003, Trustmark National Bank substituted Mark S. Mayfield as Trustee, as recorded in Book 1886 Page 471;

WHEREAS, there being a default in the terms and conditions of the Deed of Trust and the entire debt secured having been declared to be due and payable in accordance with its terms, Trustmark National Bank, the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

WHEREAS, the undersigned Trustee, pursuant to the terms of the Deed of Trust and the laws of MS, did advertise said sale in the DeSoto Times Today, a newspaper published in Hernando, MS, on the dates indicated by the attached Proof of Publication, and did post copy of the Notice of Sale on the bulletin board of the Courthouse of DeSoto County, MS, on the date of the first newspaper publication;

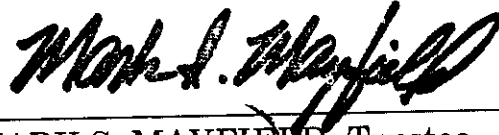
WHEREAS, on January 28, 2004, at the East Main Front Door of the County Courthouse of DeSoto County, MS, between the hours of 11:00 A.M. and 4:00 P.M., the undersigned Trustee, did offer for sale at public outcry and did sell to the highest and best bidder for cash the following described land and property situated in DeSoto County, MS, to-wit:

Lot 1765, Section "G", Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 3, Pages 31-32, in the office of the Chancery Clerk of DeSoto County, Mississippi.

THE UNDERSIGNED TRUSTEE offered the aforesaid property for sale at public outcry as set forth above, and there appeared at the sale Trustmark National Bank, bidding the sum of \$77,575.22 for all of the above described property. The property was struck off to Trustmark National Bank for said amount, and said bidder was declared the purchaser thereof.

NOW, THEREFORE, premises considered, and the sum of \$77,575.22, cash in hand paid, the receipt of which is hereby acknowledged, I do hereby sell and convey, without any warranties, unto TRUSTMARK NATIONAL BANK, all of the above described property, conveying only such title as is vested in me as Trustee, without any warranties.

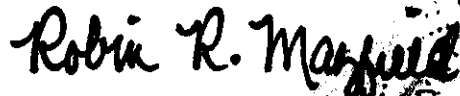
WITNESS my signature this January 28, 2004.



MARK S. MAYFIELD, Trustee

STATE OF MISSISSIPPI, COUNTY OF HINDS:

Personally appeared before me the undersigned authority in and for the said County and State, on this January 28, 2004, within my jurisdiction, the within named MARK S. MAYFIELD, Trustee, who acknowledged that he executed the above and foregoing instrument.



NOTARY PUBLIC

My Comm. Expires MY COMMISSION EXPIRES AUGUST 6, 2006

Mark S. Mayfield, PLLC, P. O. Box 2192, Jackson, MS 39225, Phone 601-948-3590

Trustmark National Bank, P. O. Box 522, Jackson, MS 39205, Phone 601-354-5150

Prepared by / Return to: Law Offices of Mark S. Mayfield, PLLC, P. O. Box 2192, Jackson, MS 39225, Phone 601-948-3590



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Lisa Fuller personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

Volume No. 109 on the 6 day of Jan., 2004
Volume No. 109 on the 13 day of Jan., 2004
Volume No. 109 on the 20 day of Jan., 2004
Volume No. 109 on the 27 day of Jan., 2004
Volume No. _____ on the _____ day of _____, 2004

TRUSTEE'S NOTICE OF SALE
WHEREAS, on April 28, 1998, Anthony R. Yow, an unmarried man executed a Deed of Trust to James C. Hanks as Trustee for Mortgage Guaranty Corporation, Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS. in Book 893 Page 438;
WHEREAS, on April 28, 1998, said Deed of Trust was assigned to Trustmark National Bank, as recorded in Book 993 Page 445;
WHEREAS, on November 25, 2003, Trustmark National Bank substituted Mark S. Mayfield as Trustee, as recorded in Book 1886 Page 0471;
WHEREAS, there being a default in the terms and conditions of the Deed of Trust and the entire debt secured having been declared to be due and payable in accordance with its terms, Trustmark National Bank, the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sum of \$_____, with attorney's and trustee's fees, and expenses of sale;
NOW, THEREFORE, I, Mark S. Mayfield, Trustee for said Deed of Trust, will on January 28, 2004, offer for sale at public outcry, and sell with legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.), at the East Main Front Door of the County Courthouse of DeSoto County, MS, to the highest and best bidder for cash, the following described property situated in DeSoto County, MS, to-wit:
Lot 1765, Section G, Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 3, Pages 31-32, in the office of the Chancery Clerk of DeSoto County, Mississippi.
I will convey only such title as is vested in me as Trustee, with no warranties.
WITNESS my signature this January 6, 2004.
MARK S. MAYFIELD, Trustee
Law Offices of Mark S. Mayfield, PLLC, P. O. Box 2192, Jackson, MS 39225
Phone 601-948-3590
TNB # 853418
A. R. Yow (FHA)
Publish: January 6, 13, 20, 27, 2004

Lisa Fuller

Sworn to and subscribed before me, this 27 day of Jan., 2004

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2005
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

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B. 3 subsequent insertions of 1008 words @ .10 \$ 100.80
C. Making proof of publication and depositing to same \$ 3.00

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